



Hawthorn House

Ashgrove, Wragby Road, Sudbrooke, Lincoln. LN2 2QX





Hawthorn House, Ashgrove, Sudbrooke

An absolutely stunning six bedroom family residence, (3,094 sq. ft/287 m2 excluding garaging), the last new home to be released on the outstandingly successful Ashgrove Development, a private enclave of large high quality family residences on the south east country fringe of Sudbrooke in a most appealing tree sheltered setting.

This aesthetically very appealing stone featured home offers expansive three storey family accommodation, which has a very high standard of contemporary design style appointment throughout, feature lighting canopies, a Gainsborough Kitchens appointed Kitchen area that certainly catches the eye, and yet more.

The house benefits from having one of the largest plots on the development with the grounds running down to the back there is a sweeping drive way running round into the grounds to the very good sized Double Garage.

ACCOMMODATION

Large Feature Entrance Hall providing an outstanding introduction to the quality of the accommodation of the house, with staircase up to gallery landing, built-in storage cupboard beneath staircase housing the central heating ground floor underfloor manifold Controls; ceiling level cornice, inset ceiling spotlight fittings and power points.

Cloakroom of excellent proportions and appointed to a good contemporary design style standard having wash hand basin with toiletry cabinet below and vanity mirror above, low-level WC, ceiling cornice, ladder back style radiator/towel rail and extractor vent.

Drawing Room having a westerly outlook over Ashgrove and French doors providing access out onto the north-eastern patio area. There is an attractive stone style moulded fireplace inset to the chimney breast, feature canopy lighting with accompanying cornice work and inset ceiling spotlight fittings, TV aerial point and power points. Feature double doors to hallway.





Family Room benefiting from dual westerly and southerly aspects; ceiling cornice and power points. Feature double doors to hallway.

Office/Study with a southerly aspect, ceiling cornice, TV aerial point and power points.

Outstanding Living Dining Kitchen enjoying both easterly and northerly outlooks into the grounds from the French doors and the bifold patio doors. Having high quality visually stunning Gainsborough kitchen units comprising; island with granite work surface area, inset stainless steel sink unit with incised drainer to one side, breakfast bar area on one side and an accompanying range of cupboard space with a tier of three drawers and a concealed dishwasher below. There is a further area of granite work surface across one wall with drawer and cupboard space below, ceramic style hob to surface with a contemporary design style feature extractor unit in glass and brushed steel cooker hood above. There is large pantry cupboard, large concealed separate fridge and freezer, two ovens and grills having cupboard space above and below and to the end further good storage/pantry space. Set above the island there is an illuminated feature ceiling canopy, ceiling cornice, inset ceiling spotlight fittings, TV aerial point and power points. Door through to

Utility Room of good proportions having wood feature work surface areas with single drainer stainless steel sink unit inset, storage cupboard below and a range of wall cupboard units above, one housing the Worcester gas fired central heating boiler. An extractor vent and power points. uPVC double glazed side entrance door to grounds.

First Floor

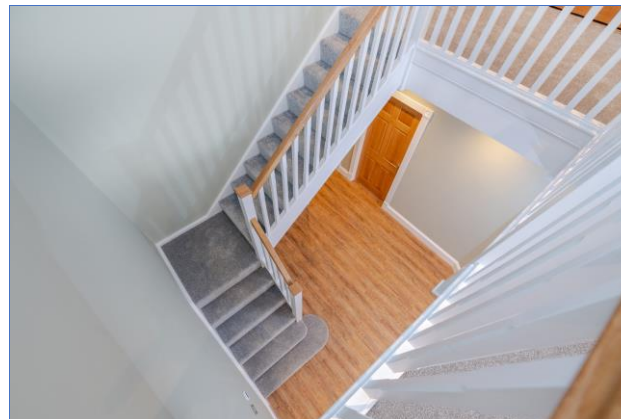
Substantial Gallery Landing with a westerly view down over Ashgrove; ceiling cornice, built in airing cupboard containing the insulated hot water cylinder, radiator, inset ceiling spotlight fittings and power points. Staircase up to second floor.

Bedroom having attractive easterly view down over the driveway towards the detached garage and the grounds; radiator, TV aerial point and power points.

Bedroom having a westerly outlook over Ashgrove; radiator, TV aerial point and power points.

Bedroom benefiting from dual southerly and westerly aspects; built in wardrobe space across one wall with sliding floor-to-ceiling mirror panelled doors, radiator, TV aerial point and power points. Door through to:

En-suite appointed to an excellent standard with an attractive range of contemporary appointment comprising; built in shower cubicle to one wall with shower fitting and full height tiling, wash hand basin with toiletry





cabinet below and above a sensor operated lighting vanity mirror and low-level WC. Large tiled floor, ladder back style radiator/towel rail, inset ceiling spotlight fittings and extractor vent.

Family Bathroom very attractively appointed with a quality suite comprising tiled panel bath, corner shower cubicle with rain forest shower fitting and full height tiling, wash hand basin with top surface on either side of toiletry cabinet and drawer space below and low-level WC with concealed cistern. Tiling in part to dado rail height, tiled floor, ladder back style radiator/towel rail, feature lighting with concealed canopy, inset ceiling spotlight fittings and extractor vent.

Master Bedroom Suite with large entrance lobby and main **Bedroom** area having a northerly view down into the grounds; large built-in wardrobe across one wall with floor-to-ceiling style mirror panelled sliding doors, radiator, canopy lighting with accompanying inset ceiling spotlight fittings, TV aerial points and power points. Doors through to:

Dressing Room having a northerly aspect; access to roof space, radiator and power points.

En-suite with eye-catching quality appointment comprising; large walk-in shower cubicle with matt black shower fitting and full height tiling, his 'n' hers ceramic wash hand basins inset on wash stand tops with storage drawers below, feature sensor illuminated vanity mirror and low-level WC. Full height tiling to all walls, tiled floor, ladder back style radiator/towel rail, inset ceiling spotlight fittings and extractor vent.

Second floor

Landing having built in linen cupboard and doors through to:

Bedroom having a very pleasant westerly view from the dormer window out across neighbouring homes on Ashgrove; sloping ceilings in part, radiator, TV aerial point and power points.

Bedroom with a westerly outlook from the dormer window; sloping ceilings in part, access to storage at eaves, radiator, TV aerial point and power points. Door through to:

En-suite with quality appointed fitment comprising; built-in shower cubicle to with shower fitting and full height tiling, pedestal wash hand basin and low-level WC. Tiled floor, ladder back style radiator/towel rail, inset ceiling spotlight fittings and extractor vent.





OUTSIDE

The property stands in a prominent setting in the high quality Ashgrove homes development, which is a very private enclave of six substantial feature residences on the country fringe of the popular village of Sudbrooke only a short drive away from historic city of Lincoln, with it's excellent range of shopping and social facilities and the new eastern city bypass and the A46 northern Lincoln relief road.

This aesthetically distinguished home has a small area of lawn to its frontage and a sweeping gravel driveway running down the northern elevation around through to the large stone featured **Detached Garage** with electric roller shutter door and side service door to rear. There is more than ample parking for both family and visitors. The house is fortunate in having very good size tree shaded grounds running down to the beck along the northern boundary. There will be a seeded lawn and hedging is being inset to boundaries as appropriate.

ENERGY PERFORMANCE RATING: tbc

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Lincoln office, 43 Silver Street, Lincoln, LN2 1EH.

Tel: 01522 538888;

Email: lincoln@robert-bell.org;

Website: <http://www.robert-bell.org>

Brochure prepared 14.4.2021

Hawthorne House

Approximate Gross Internal Area
(Excluding Void / Garage)
Ground Floor = 120.5 sq m / 1297 sq ft
First Floor = 114 sq m / 1227 sq ft
Second Floor = 46.5 sq m / 500 sq ft
Total = 281 sq m / 3024 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

DISCLAIMER

Messrs Robert Bell & Company for themselves and for vendors or lessors of this property whose agents they are given notice that:

- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility otherwise as to the correctness of each of them;
- No person in the employment of Messrs Robert Bell & Company has any authority to make or give any representation of warranty whatever in relation to this property.
- All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.



43 Silver Street, Lincoln. LN2 1EH
Tel: 01522 538888
Email: lincoln@robert-bell.org

www.robert-bell.org

